



CHICAGO PLAN COMMISSION DEPARTMENT OF PLANNING AND DEVELOPMENT

EPIC ACADEMY NEW CAMPUS

**8231-8235 S SOUTH SHORE DRIVE (7TH WARD/ALD.
GREGORY MITCHELL)**

APPLICANT: EPIC ACADEMY

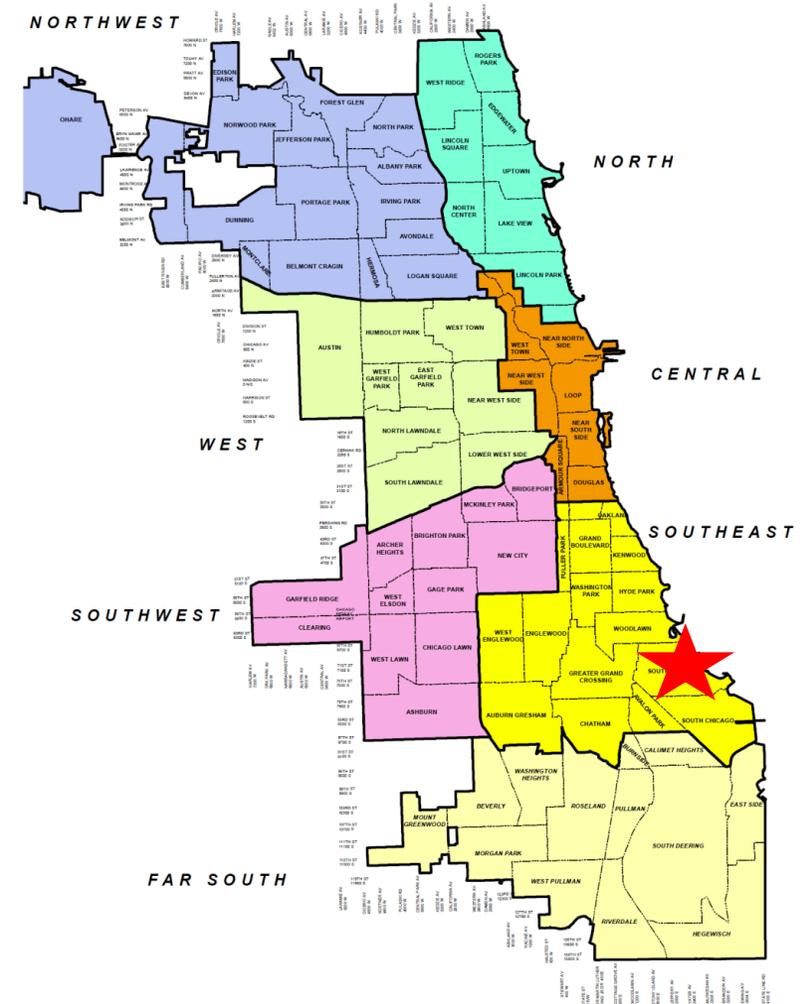
04/20/2023



COMMUNITY AREA SNAP SHOT

COMMUNITY AREA INFORMATION:

- 27,300 RESIDENTS (2020)
 - -12.5% POPULATION INCREASE (2010-20)
 - -29.3% POPULATION DECREASE (2000-20)
- 75.3% BLACK, 2.9 % WHITE, 20.6% LATINO
- EDUCATIONAL ATTAINMENT:
 - 17.7% LESS THAN HIGH SCHOOL DIPLOMA
 - 31.1% HIGH SCHOOL DIPLOMA OR EQUIVALENT
 - 23.2% SOME COLLEGE, NO DEGREE
 - 11.6% BACHELOR'S DEGREE
- MEDIAN HOUSEHOLD INCOME: \$39,798
- HOUSING: 40.2 % OWNER-OCCUPIED, 59.8% RENTER-OCCUPIED

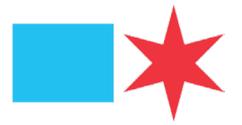




Influential Community Plans



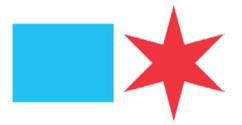
- **We Will Chicago** seeks a vibrant city where all residents enjoy equitable access to resources, opportunities and environments that maximize their health and well-being.
- Ensure all K-12 schools can support opportunities for equitable, effective, rigorous and joyful learning, especially neighborhoods effected by school closures.
- Creating resources within communities for lifelong learning by directing investment to facilities where inequitable access exists.
- Support intergenerational learning, create accessible environments for all, particularly for people with disabilities, and reduce financial and technological barriers to community and educational program.
- **We Will Chicago** plan to be completed in 2023. Led by Department of Planning and Development, in partnership with a diverse network of community groups, an Advisory Committee and Pillar Research Teams.



Influential Community Plans

- The **South Chicago Quality-of-Life Plan** identifies strategies and objectives to reinvent South Chicago, building on its history, its institutions, assets, and diversity, to be a safe, strong neighborhood with new green spaces, cultural activities, business and new development.
- New investment in the community will prioritize expanding student and parent programs that enhance academic achievement, new and improved open spaces with better recreational and enrichment opportunities for youth and families, and better utilization of community resources.
- .Plan developed in 2007. Local Initiatives Support Corporation (LISC).

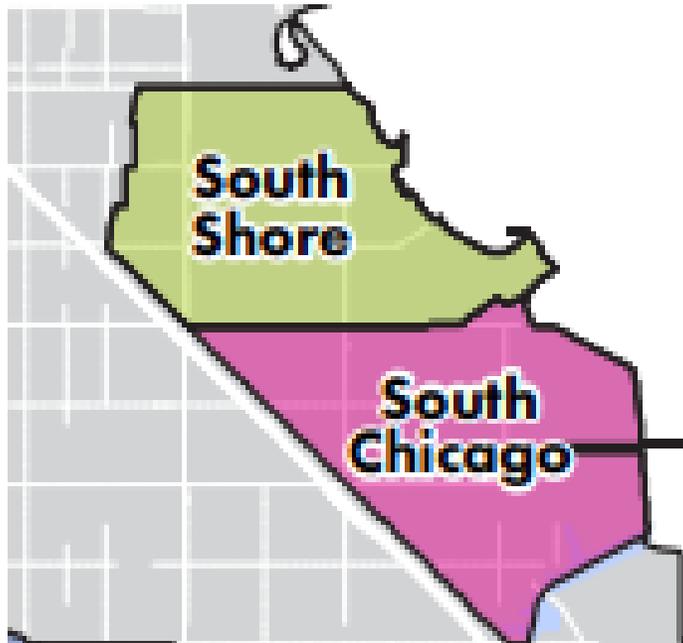




Influential Community Plans



#INVESTSouthWest



- The **INVEST South/West** initiative seeks to re-activate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality-of-life amenities for local residents.
- The City has marshalled \$750 million in public funding prioritizing 10 neighborhoods, two of which are South Chicago, where the new building for Epic Academy is located, and South Shore, only a few blocks from Epic Academy.
- The INVEST South/West program focus is on two adjacent commercial corridors. The Epic school building is located directly between the two priority corridors (79th Street & Commercial Avenue).
- Corridor improvement projects are the program's priorities. Supporting the success of a commercial corridor are strong neighborhoods with improved community and educational assets.
- Initiative launched in 2019. Led by Department of Planning and Development.

- **A Recipe for Healthy Places** is a road map for planning and policymaking seeking to achieve healthier lifestyles through food. Groups and individuals can apply the plan to their community development goals.
- The plan identifies obesity as “a disease of place” and highlights place-based health disparities throughout Chicago.
- The Sinai Health Systems study shows African American and LatinX populations disproportionately affected by obesity, diabetes and related diseases.
- Specific concerns relate to limited access to grocery stores, higher food insecurity rates, and higher diabetes hospitalization rates.
- Local schools and community-serving centers offer access to quality food. The enhanced Epic Academy facility, with an improved kitchen, will increase access for students to quality food options during the school day.

A Recipe for Healthy Places



Addressing the Intersection of Food and Obesity in Chicago

• Build Healthier Neighborhoods • Grow Food • Expand Healthy Food Enterprises
• Strengthen the Food Safety Net • Serve Healthy Food and Beverages • Improve Eating Habits

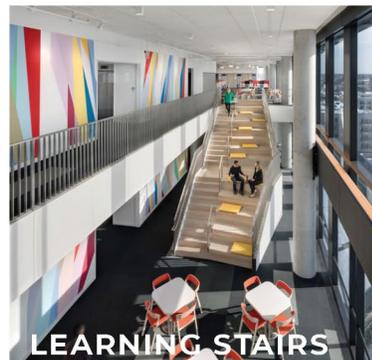
OUR ACCOMPLISHMENTS

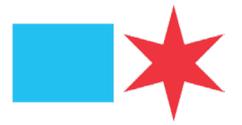
Epic has been one of the only high-quality high school options in the South Chicago community for years. We have achieved the highest ranking in Chicago Public Schools' ranking system where we can post 90%+ college acceptance, 80% college enrollment, and this year our seniors have amassed more than \$5,000,000 in scholarship offers and have a scholar with over \$1,000,000 in scholarship offers alone.

 <p>500 Students with 125 students per grade</p>	 <p>\$50K in gap funding for Epic Alumni</p>	 <p>20+ Sports, Clubs and Activities</p>	 <p>\$3 Mil Average per year in scholarship offering</p>	 <p>15+ Advanced Placement and Elective Courses</p>	 <p>ONEGOAL College & Career Skills Course 9-12</p>
 <p>100% College Acceptance</p>	 <p>9th Grade Bridge program for freshman</p>	 <p>27% of graduates receive early college credits</p>	 <p>Advisory Daily Social-Emotional Support</p>	 <p>78% College Enrollment</p>	 <p>Career Intensives and Internships</p>

OUR PROGRAMS

Our unique student experience is at the core of our mission. Our graduate aims are Explorers, Prepared for College and Career, Invested, Community Leaders. We achieve this through programs like our Freshman Strong Start where we take our incoming freshman on a camping trip prior to the start of the school year. This trip helps them to start the work in understanding themselves as well as build relationships. We also offer Career Intensives where our students can collaborate with business and community partners on projects and allow them to be exposed to different industries and professions.





Project Timeline and Community Input

DATE OF PD FILING: OCTOBER 12, 2022
DATES OF COMMUNITY AND STAKEHOLDER

- TOWN HALL/COMMUNITY MEETING
 - MARCH 15, 2022 @ 6:00PM
 - MAY 11, 2022 @5:00PM
 - MAY 17TH, 2022 @ 6:00PM (VIRTUAL)
- TEACHER & STAFF MEETINGS
 - MARCH 24, 2021
 - MARCH 31, 2021
 - APRIL 14, 2021
- PARENT AND STUDENT MEETINGS
 - NOVEMBER 16, 2021
 - JANUARY 25, 2022
 - APRIL 19, 2022
- NEW SCHOOL TOUR (BENCHMARKING)
 - DECEMBER 1, 2021





- 7TH WARD MEETINGS & COMMUNICATION

- DECEMBER 8, 2020
- MARCH 25, 2021
- APRIL 21, 2021
- AUGUST 14, 2021
- DECEMBER 17, 2021
- FEBRUARY 4, 2022
- FEBRUARY 14, 2022
- MARCH 11, 2022





Project Timeline and Community Input

- MEETINGS WITH CHICAGO PUBLIC SCHOOLS

- APRIL 16, 2021
- FEBRUARY 1, 2022
- FEBRUARY 22, 2022
- MARCH 3, 2022
- MARCH 10, 2022
- APRIL 20, 2022

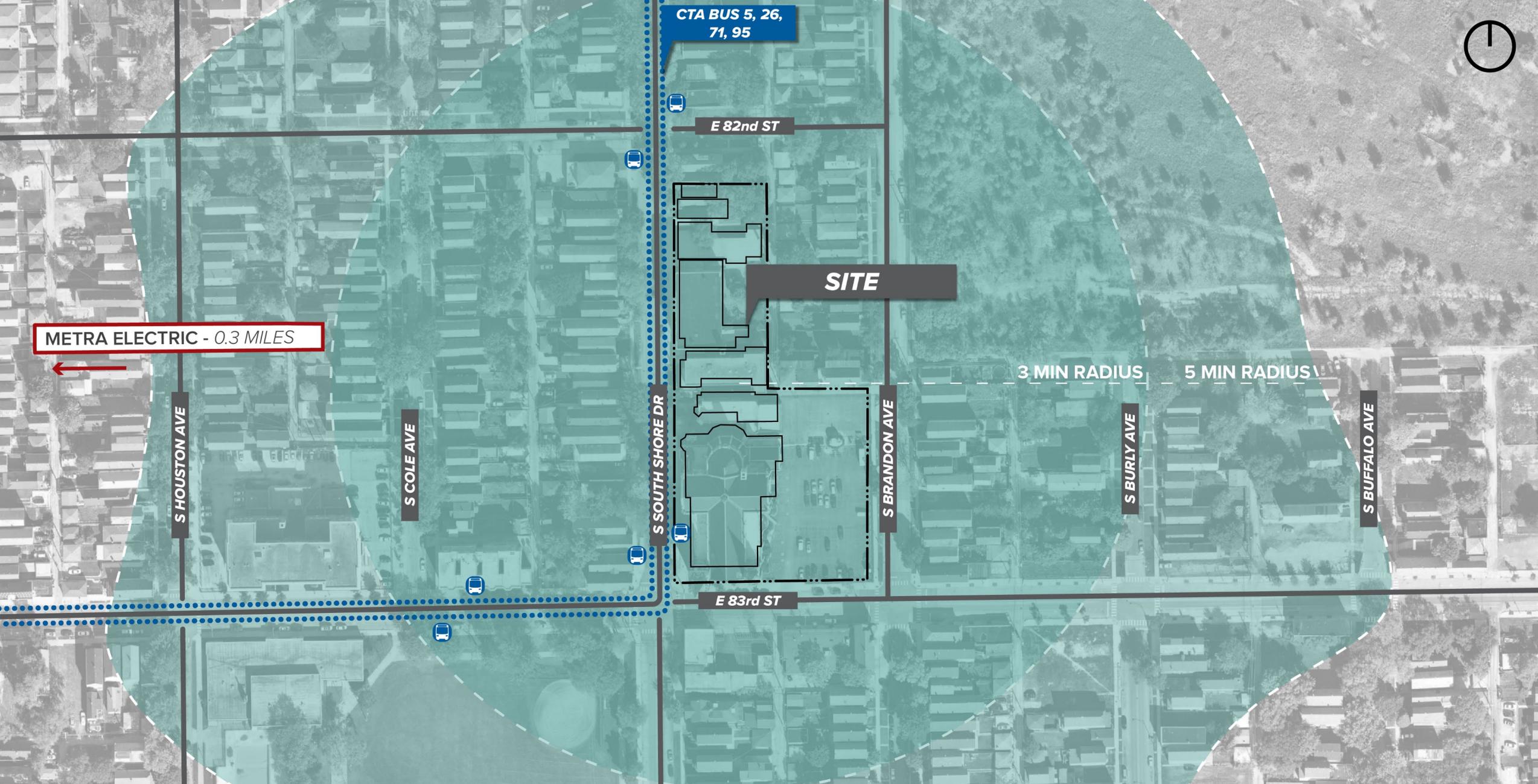
- MEETINGS WITH THE DEPARTMENT OF PLANNING

- MARCH, 31, 2021
- APRIL 2, 2021
- APRIL 14, 2021
- APRIL, 20, 2021





SITE CONTEXT PLAN



METRA ELECTRIC - 0.3 MILES

CTA BUS 5, 26, 71, 95

E 82nd ST

SITE

3 MIN RADIUS

5 MIN RADIUS

S HOUSTON AVE

S COLE AVE

S SOUTH SHORE DR

S BRANDON AVE

S BURLY AVE

S BUFFALO AVE

E 83rd ST



PD 1162

RS-3

B1-1

E 82nd ST

SITE

S HOUSTON AVE

S COLE AVE

S SOUTH SHORE DR

S BRANDON AVE

S BURLY AVE

S BUFFALO AVE

RS-3

B1-1

E 83rd ST

B3-2

B3-1

POS-1

RS-3

RS-3

RT-4

S BRANDON AVE



(2) 2 STORY
RESIDENTIAL

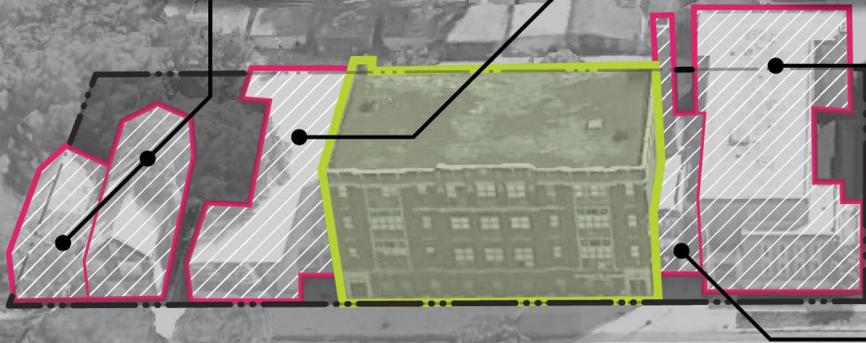


1 STORY
AUXILLERY

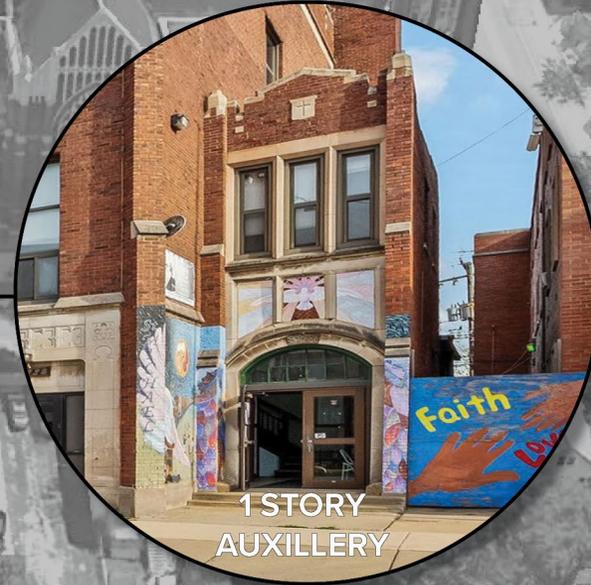


3 STORY
CONVENT

S SOUTH SHORE DR



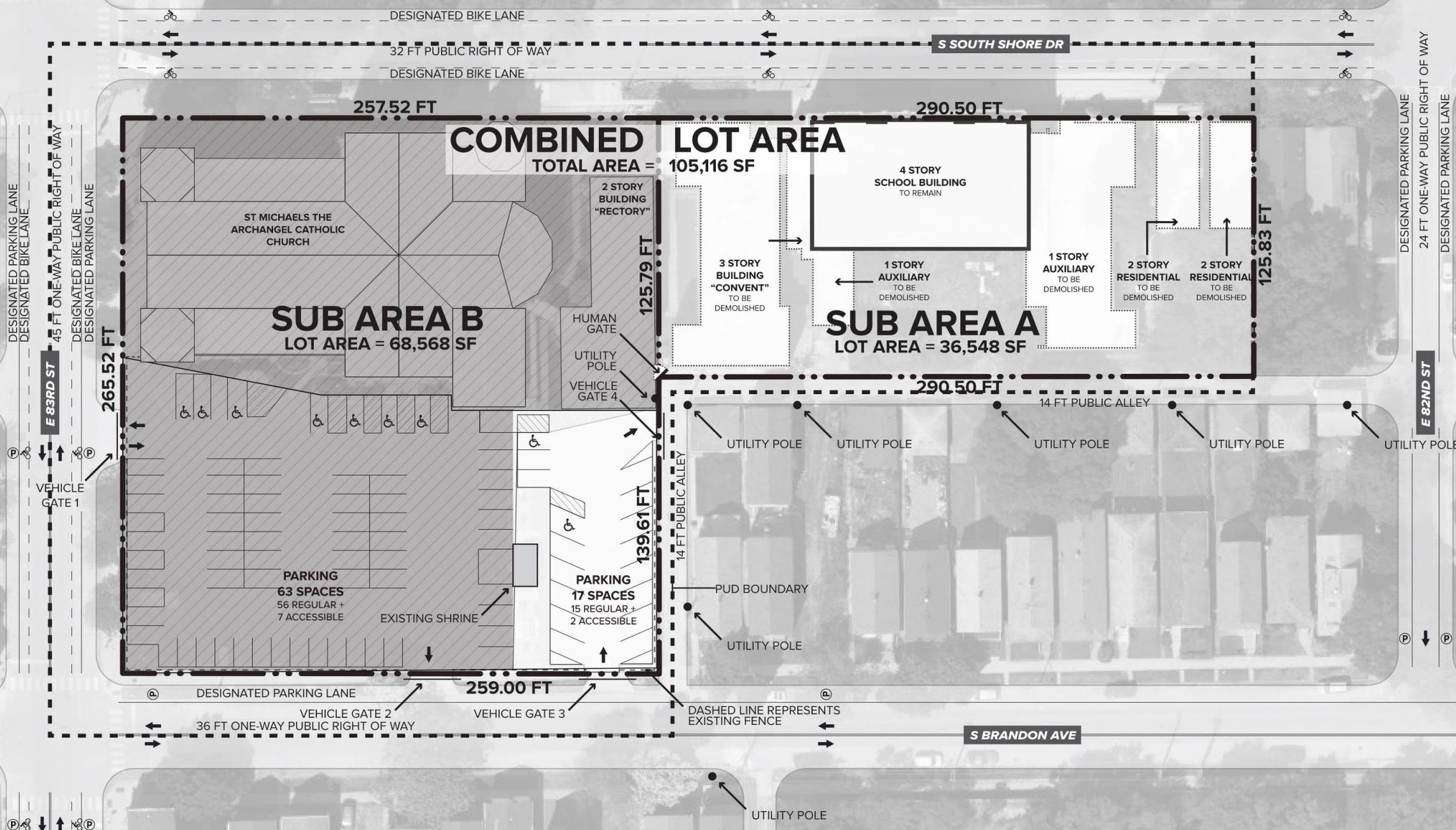
-  EXISTING TO REMAIN
-  DEMOLITION
-  PROPERTY LINE



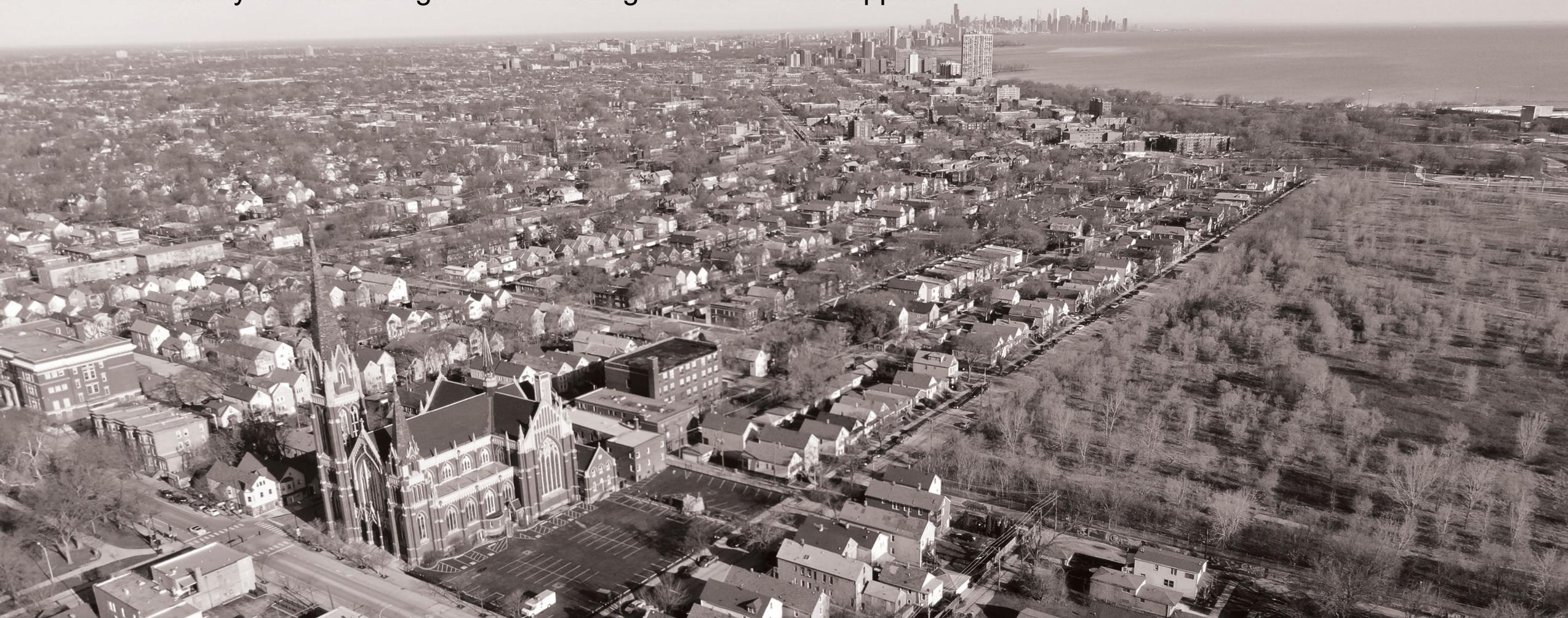
1 STORY
AUXILLERY

E 83RD ST

PROPOSED DEMOLITION

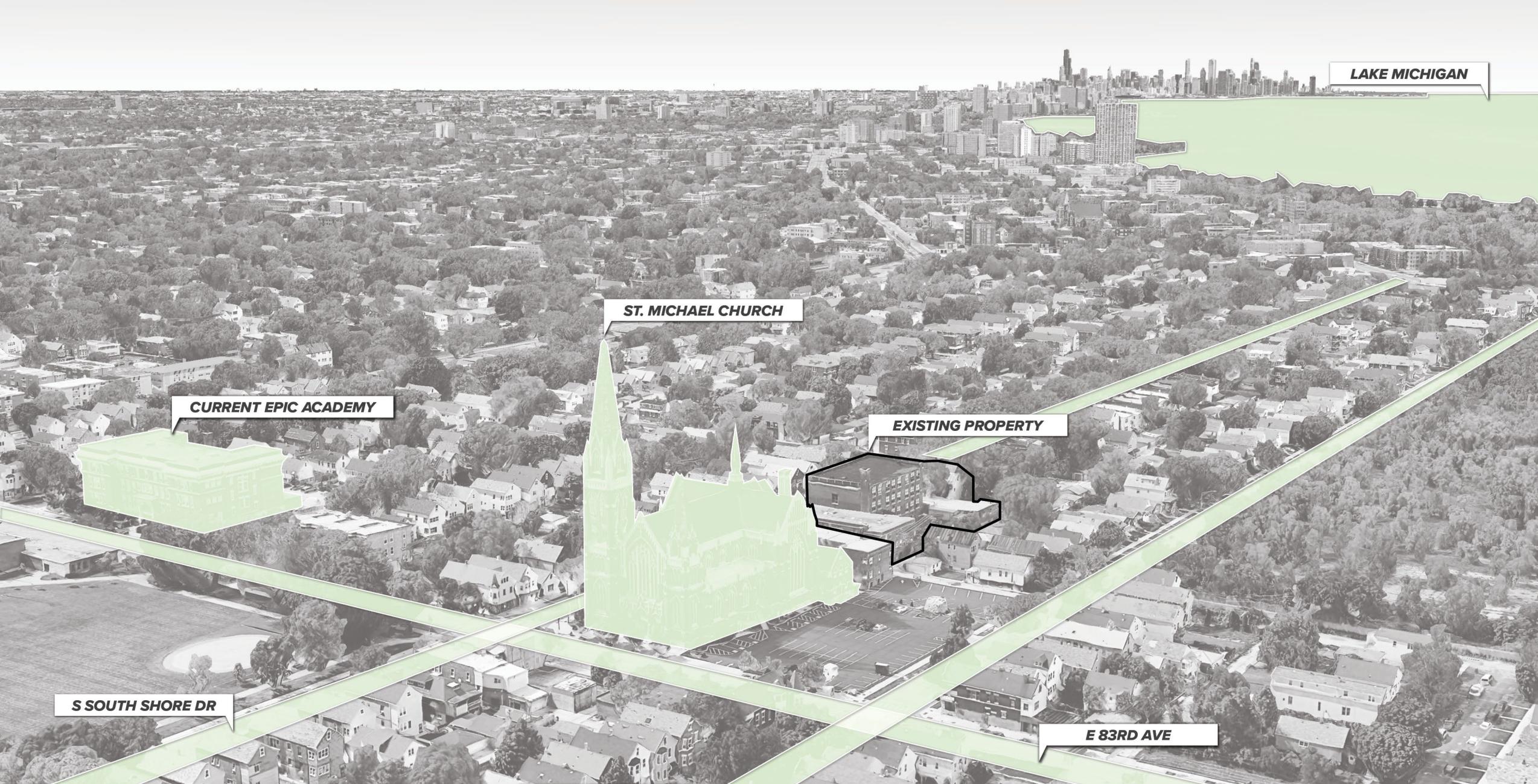


Our goal is to build a state-of-the-art school that gives students access to a space that inspires them. This space will have science labs on each floor, dedicated diverse learning rooms, a career center, a media center, a regulation sized gym, a large cafeteria, a community garden and an athletic field. The project is meant to act as a community connector. Our goal is to have our common spaces easily accessible to the community and the design of the building will make this happen.





AERIAL VIEW LOOKING NORTHWEST – EXISTING



LAKE MICHIGAN

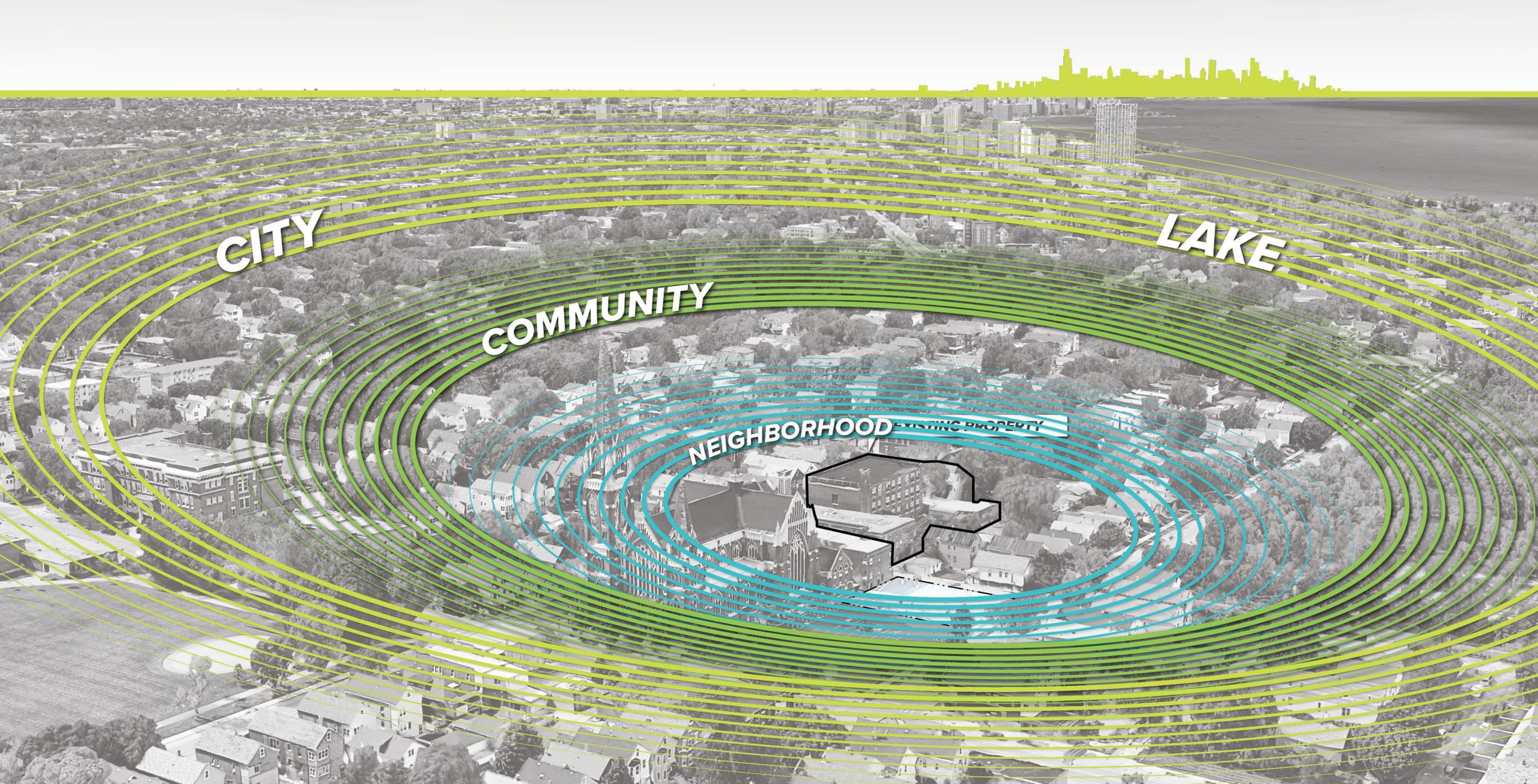
ST. MICHAEL CHURCH

CURRENT EPIC ACADEMY

EXISTING PROPERTY

S SOUTH SHORE DR

E 83RD AVE



CITY

LAKE

COMMUNITY

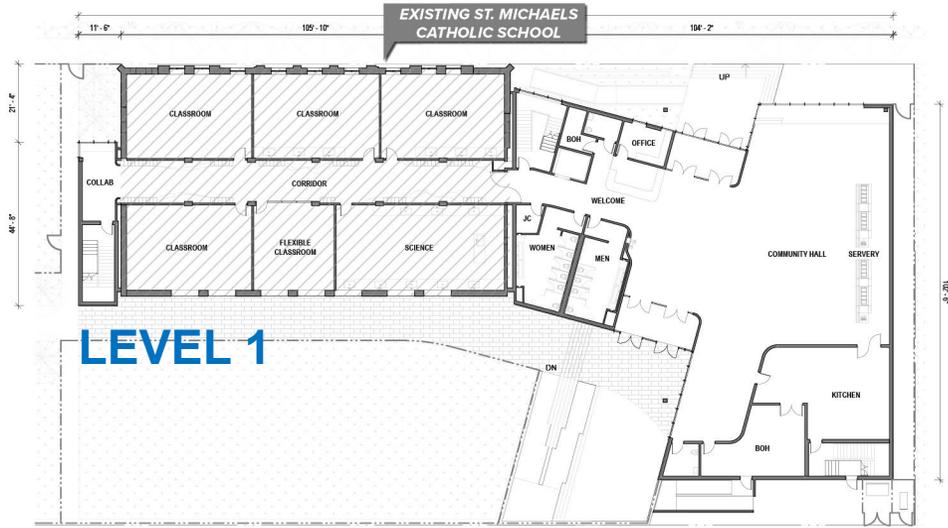
NEIGHBORHOOD

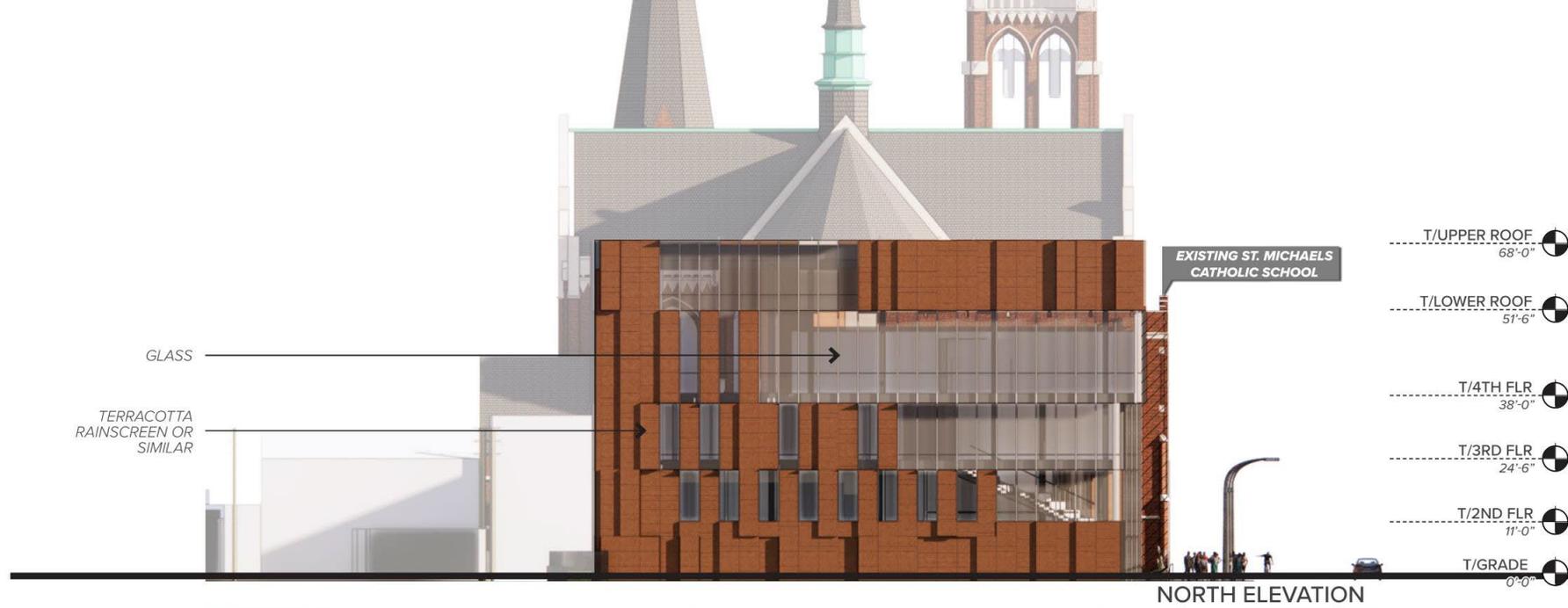
EXISTING PROPERTY

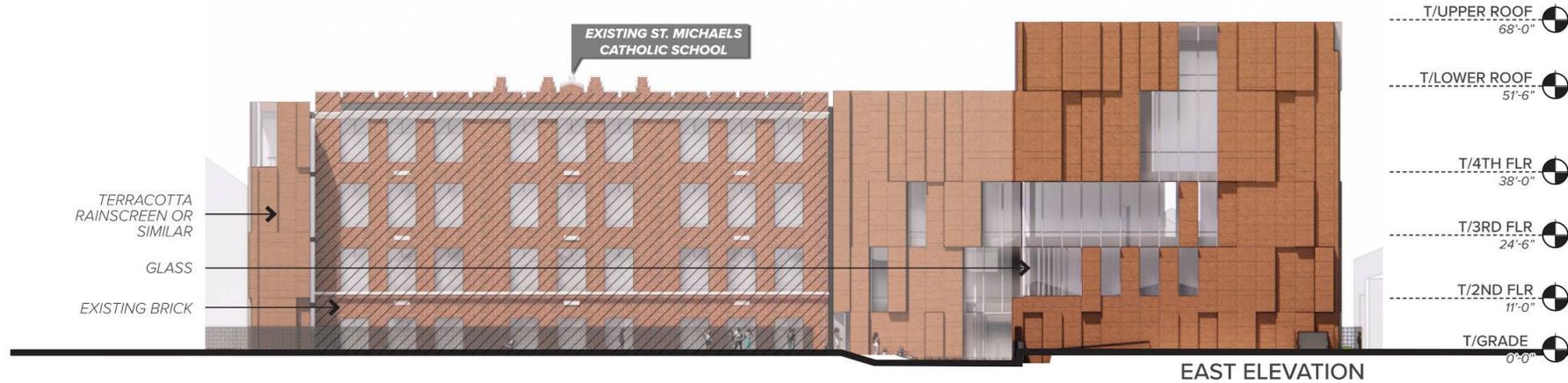
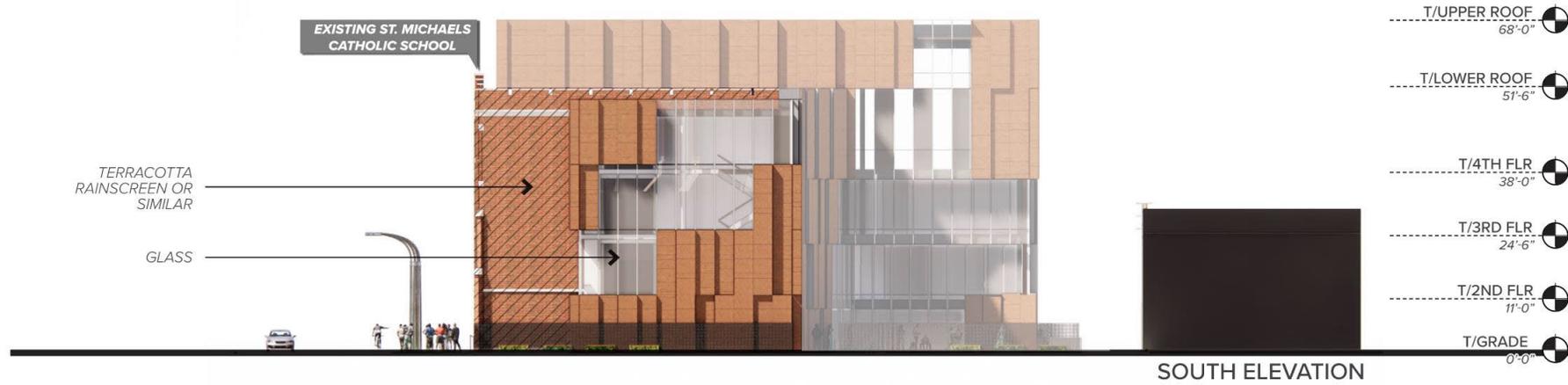


AERIAL VIEW LOOKING NORTHWEST – PROPOSED











PERSPECTIVE LOOKING SOUTHEAST - PROPOSED



AERIAL VIEW LOOKING NORTHEAST - PROPOSED



PERSPECTIVE FROM ATHLETIC FIELD - PROPOSED 28



PLANNED DEVELOPMENT PROJECTS (PD) – NEW CONSTRUCTION - 100 POINTS

Compliance Options	Points Required		Sustainable Strategies Menu																																	
	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	Health	Energy							Stormwater						Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife			
Compliance Paths			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)	
Options Without Certification																																				
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	5	10	10	5	10
Options With Certification																																				
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	5	10	10	5	10	
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10		
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10		
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10		
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10		
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10		
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	5	NA	NA	10	5	NA	NA	10	10	5	10	
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10		
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10		
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10		

*only available to affordable housing projects funded by DPD's Housing Bureau

SUSTAINABLE STRATEGIES TO BE IMPLEMENTED:

- EXCEED ENERGY CODE BY (10%)
- PROVIDE ONSITE RENEWABLE ENERGY (3%)
- EXCEED STORM WATER ORDINANCE BY (25%)
- PLANT APPROPRIATE NUMBER OF TREES ONSITE
- ADDITION OF SOLAR PANELS ON (50%) OF ROOFTOP AREA
- ADDITION OF GREEN ROOF ON (50%) OF ROOFTOP AREA

CONTINUED:

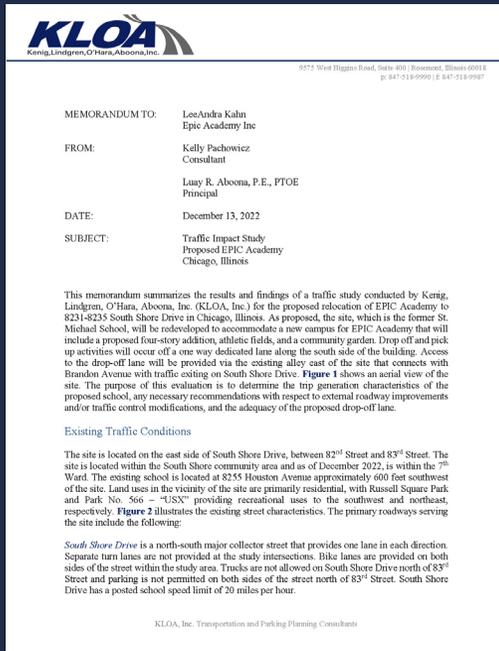
- REDUCE INDOOR WATER USE REDUCTION (-25%)
- CLOSE PROXIMITY TO CTA TRANSIT SERVICE
- ADDITION OF AMPLE BICYCLE PARKING
- WORKFORCE DEVELOPMENT WITH INCLUSION OF CAREER CENTER
- BIRD PROTECTION (BASIC)
- DISTRIBUTED GROUND SOURCE HEAT PUMPS (GSHP) / GEOTHERMAL SYSTEM (DEPENDANT ON GEOTECHNICAL REPORT)

Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

- The proposed new epic academy campus will be a low vehicle traffic generator and will not significantly increase traffic on the adjacent roadway system.
- The school is currently generating traffic in the area and, as such, not all of the traffic generated by the relocated school will result in an increase of traffic on the adjacent roadways.
- Given the low estimated vehicle traffic to be generated by the proposed new campus of Epic Academy, the existing traffic control and area roadway system will be adequate in accommodating the future vehicle traffic volumes.
- The proposed drop off lane on site will adequately accommodate the drop-off and pick-up activity.
- Outbound movements from the drop-off lane should be under stop sign control and restricted to right turns only. Additional signage should be posted alerting drivers of bike traffic along South Shore Drive.

To ensure efficient flow of vehicles during school loading activities, the following should be considered:

- School staff should be utilized to help advance the flow of traffic within the alley to the drop-off lane.
- Parents should be instructed to arrive from the west utilizing the east-west alley. Use of the north-south alley should be prohibited.
- All vehicles should be required to pull all the way up to the end of the drop-off/pick-up zone before they are allowed to load/unload students. Parents should not be allowed to park in the drop-off/pick-up zone and enter the school. Parents needing to visit the school will have to park their vehicle in the school's parking lot.
- Parents should be encouraged to arrive closer to the dismissal time. Those that arrive early should be instructed to leave and arrive at the dismissal time.
- Prohibition of drop-off and pick-up activity on south shore drive should be strictly enforced.
- Drop-off/pick-up loading procedures should be provided to parents and should be available on the school website, so parents are informed of the circulation pattern during loading activities.



STORM WATER MANAGEMENT ORDINANCE

ENGAGE CIVIL WILL BEAR ON OUR SIGNIFICANT EXPERIENCE WITH CHICAGO'S STORMWATER MANAGEMENT ORDINANCE TO DESIGN THIS PROJECT TO BE IN FULL COMPLIANCE WITH THE STORMWATER MANAGEMENT ORDINANCE, INCLUDING

- **STORMWATER DETENTION (IF REQUIRED)**
- **APPLICABLE BEST MANAGEMENT PRACTICES**
- **AS WELL AS FULL COMPLIANCE WITH CDOT GRADING STANDARDS.**

REQUIREMENT FOR A STORMWATER PRE-APPLICATION HAS BEEN WAIVED BY LEAD STORMWATER REVIEWER, DEPARTMENT OF BUILDINGS ON 12/05/2022

**INCLUSIONARY PROCUREMENT AND
HIRING MINIMUM COMMITMENTS SET AS
FOLLOWS (FLOORS, NOT CEILINGS) :**

BUSINESS PARTICIPATION

**26% Participation from qualified
Minority Owned Business Enterprises**

**6% Participation from qualified
Woman Owned Business Enterprises**

WORKFORCE PARTICIPATION

**50% Participation from Chicago Residents
Apprentice engagement through Hire360**





THE SCHOOL DEVELOPMENT PROJECT WILL CREATE BOTH TEMPORARY CONSTRUCTION JOBS AS WELL AS PERMANENT JOBS ON SITE:

PERMANENT JOBS: Full Time Equivalency (FTE) projected to employ 45 staff members.

CONSTRUCTION JOBS: 60 FTE, which typically equates to more than 500 workers on site through various trades on site through the duration of the project.





DPD RECOMMENDATIONS

DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. The proposed project promotes safe pedestrian, bicyclist, and vehicular circulation by providing adequate demarcation of traffic paths, bike parking, and pedestrian pathways both through and around the project (per 17-8-0904.A). The project promotes accessibility for persons with disabilities by providing more accessible parking than is required.
2. The project promotes pedestrian interest, safety and comfort by providing an attractive walkway and pedestrian route into the building from South Shore Drive (per 17-8-0905.A). The project avoids blank walls along South Shore Drive and emphasizes the building entry through contrasting façade materials and architectural articulation.
3. The building orientation and massing (per 17-8-0906.B) brings the edge of the building up to the South Shore Drive frontage and provides large transparent windows to create an active building wall adjacent to the public right of way and the project also uses creative design to integrate the new building into the existing school building and surrounding context;
4. All sides and areas of the buildings that are visible to the public are treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade (per 17-8-0907-B.3), as evidenced through the information contained within this report. The design should be consistent with the exhibits for this planned development, and the corresponding proposal renderings.

The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare:

- a. The proposed development complies with the standards and guidelines of Section 17-8-0900 (see above); and
- b. The proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0609.B); and
- c. The project has been reviewed by the Chicago Department of Transportation, the Mayor's Office for People with Disabilities, and the Fire Department (17-13-069.C).

SITE AREA

S SOUTH SHORE DR: 145,870 SQ. FT.
PUBLIC RIGHT-OF-WAY: 40,754 SQ. FT.

NET SITE AREA: 105,116 SQ. FT.

SUB AREA A: 36,548 SQ. FT.
SUB AREA B: 68,568 SQ. FT.

FLOOR AREA RATIO & BUILDABLE AREA

*(NET SITE AREA x FAR = MAXIMUM BUILDABLE AREA [210,232 SF])

FLOOR AREA RATIO = 2.0

MAXIMUM BUILDABLE AREA

SUB AREA A: 36,548 SF NSA x 2.0 FAR = 73,096 SF
SUB AREA B: 68,568 SF NSA x 2.0 FAR = 137,136 SF

TOTAL: = 210,232 SF

MAXIMUM OFF-STREET PARKING SPACES:

SUB AREA A: 0 SPACES - 17 SPACES LOCATED IN SUBAREA B
SUB AREA B: 80 SPACES , INCLUDES 17 SPACES FOR SUB AREA A

MINIMUM OFF-STREET LOADING SPACES 1

MAXIMUM BUILDING HEIGHT 75'

MINIMUM SETBACKS

SUB AREA A

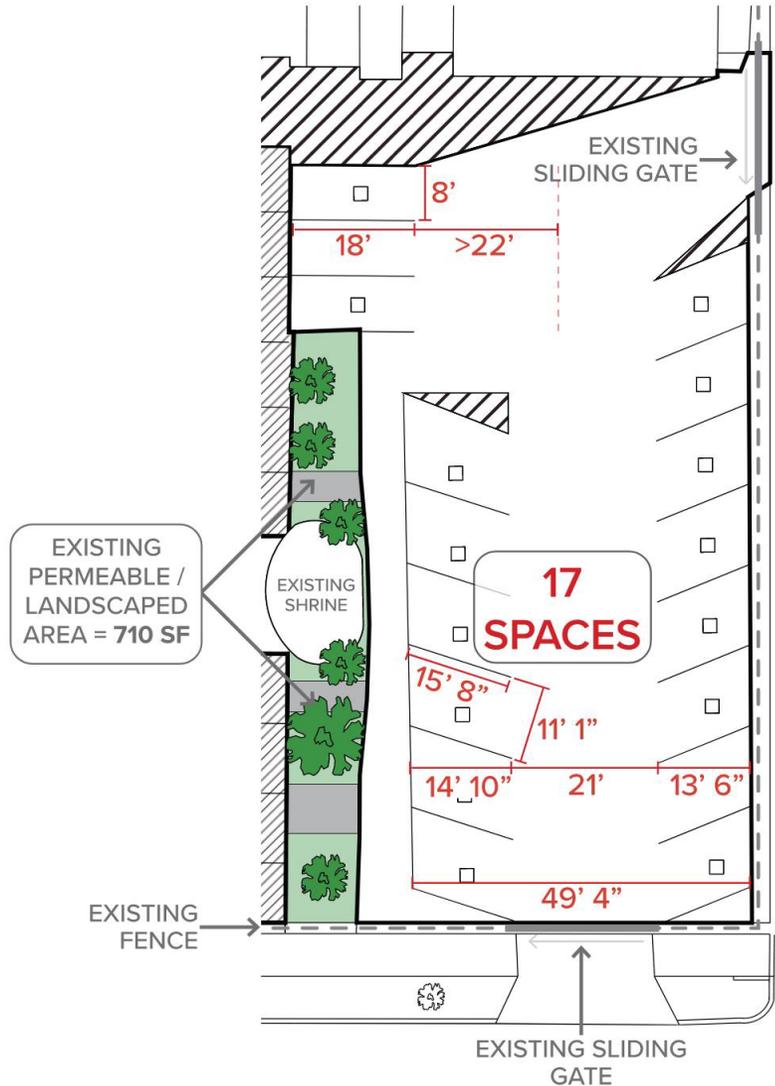
NORTH: 5' - 0"
SOUTH: 60' - 0"
EAST: 10' - 0"
WEST: 0' - 0"

SUB AREA B

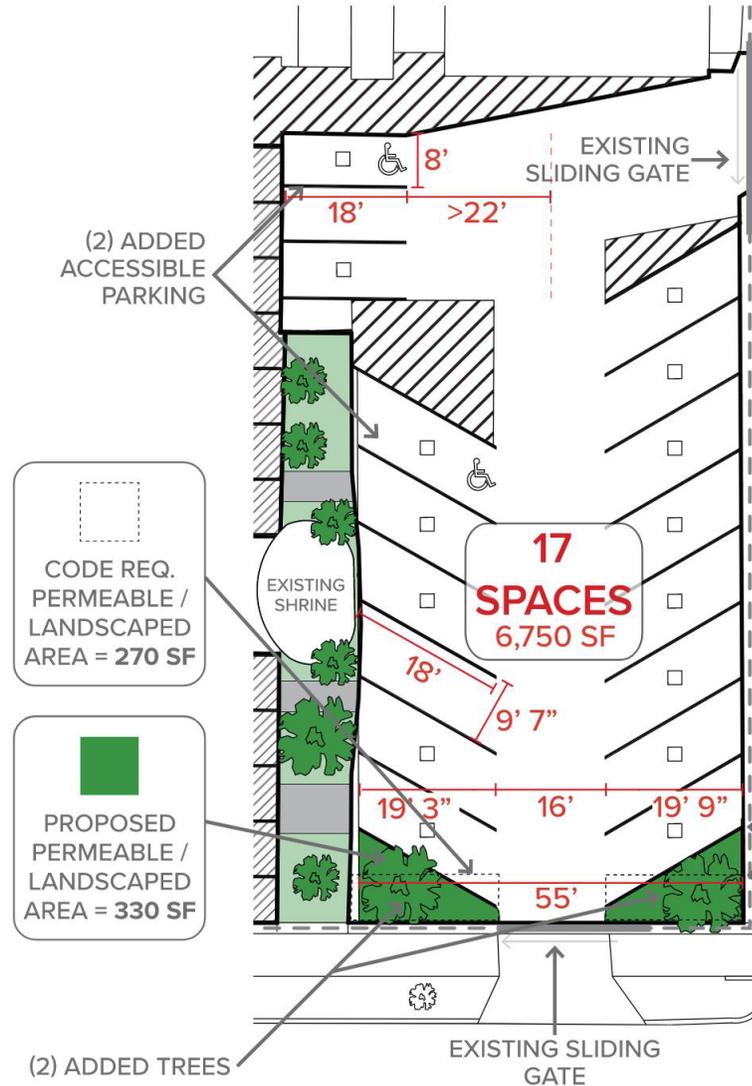
NORTH: 0.35'
SOUTH: 9.36'
EAST: 118'
WEST: 1.43'



EXISTING PARKING LOT



CODE COMPLIANT PARKING LOT LAYOUT RELIEF REQUESTED ON 7' LANDSCAPE SETBACK



SCREENING FROM STREETS PER 17-11-020-B:

EXISTING	=	0 SF
REQUIRED	=	7' SETBACK 270 SF
PROPOSED	=	ADJUSTED SHAPE 330 SF

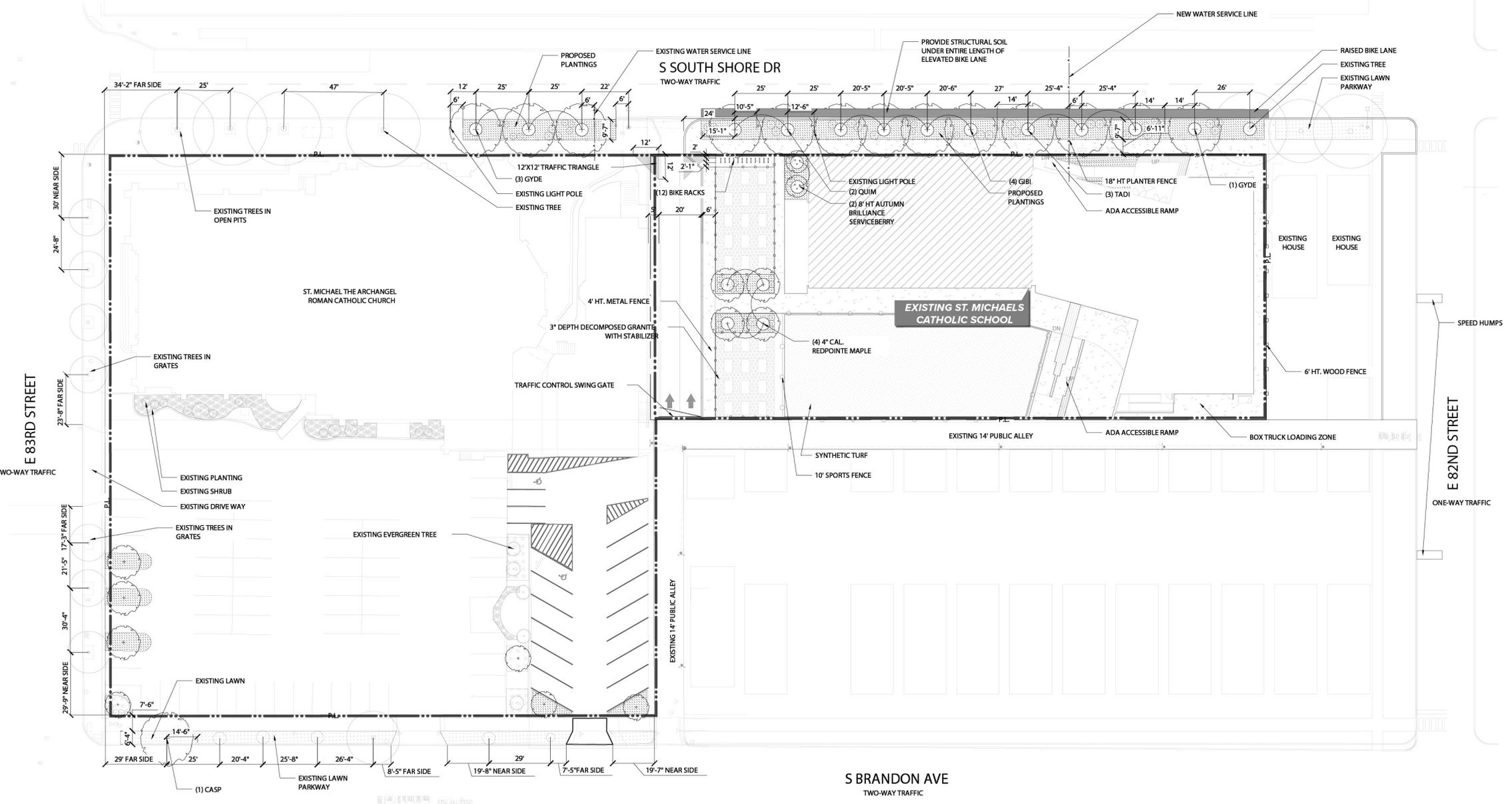
INTERIOR LANDSCAPING PER 17-11-0203-A:

EXISTING	=	710 SF
REQUIRED	=	507 SF (6,750 SF X 7.5%)
PROPOSED	=	710 SF EXISTING

12'8" PROPOSED SETBACK DISTANCE

7' SETBACK LINE

EXISTING FENCE

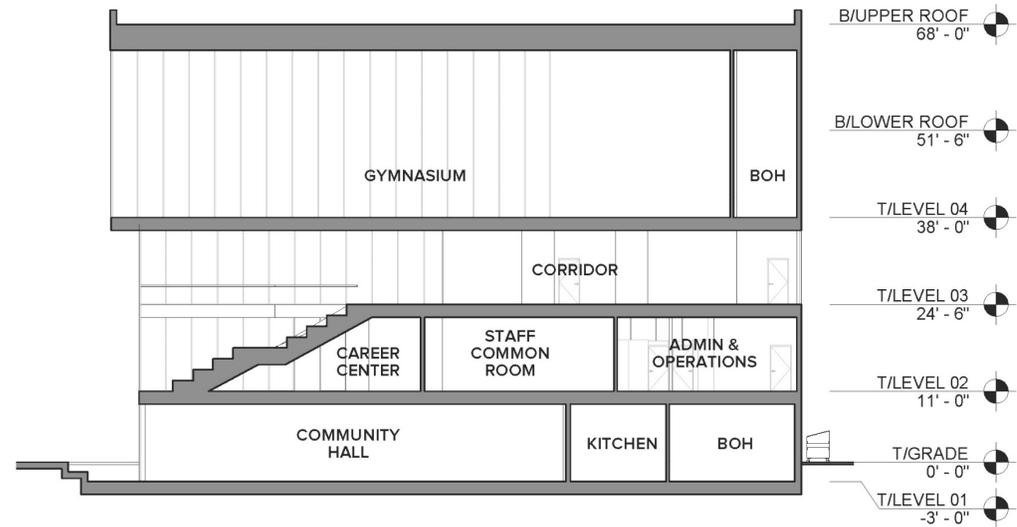
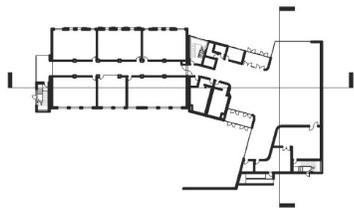
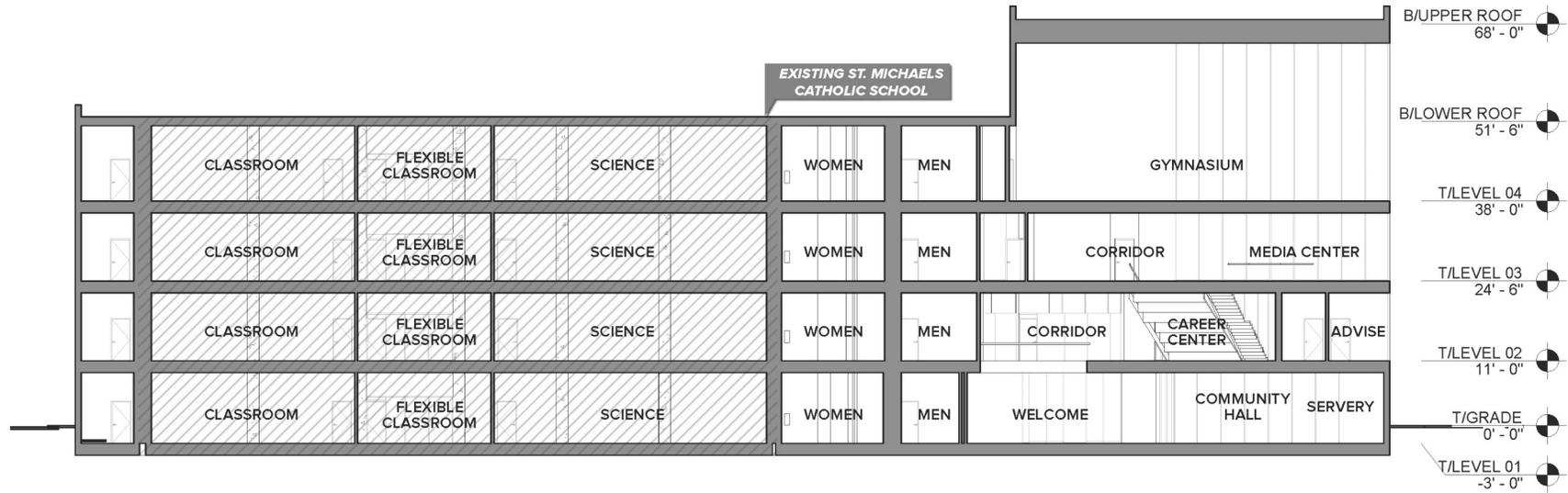


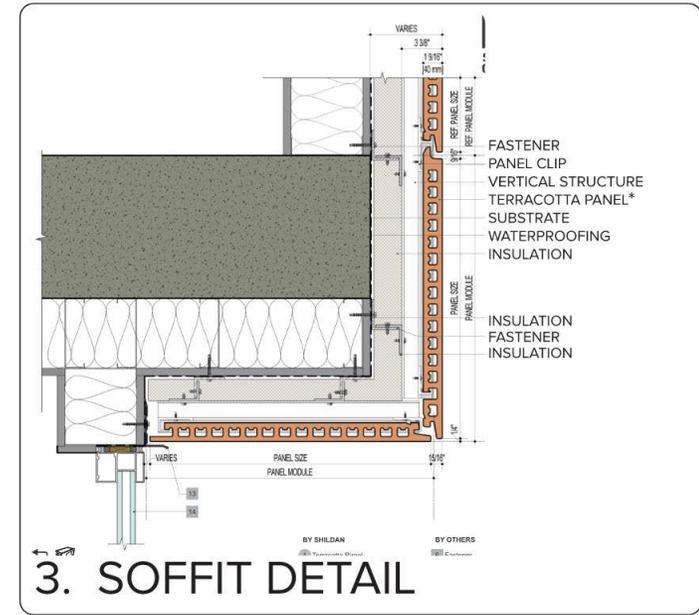
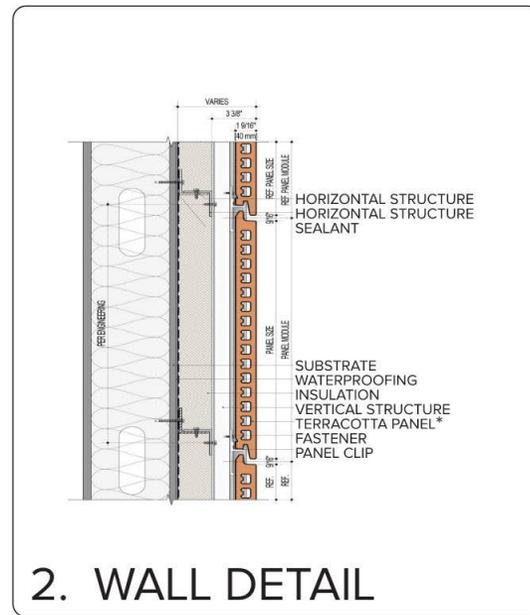
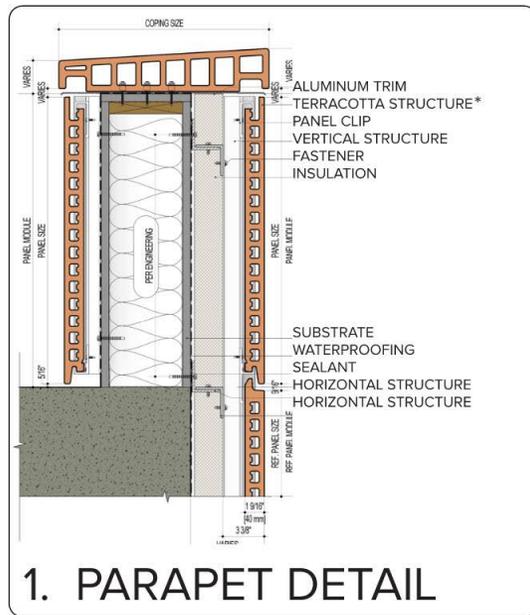
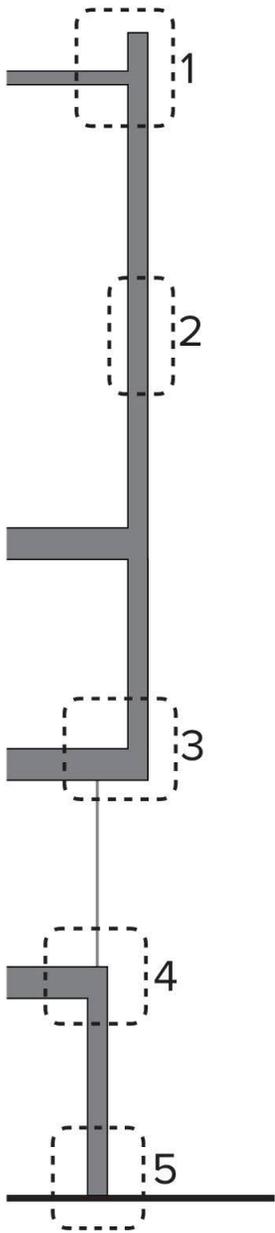
LANDSCAPE PLAN

CHICAGO LANDSCAPE ORDINANCE ANALYSIS:

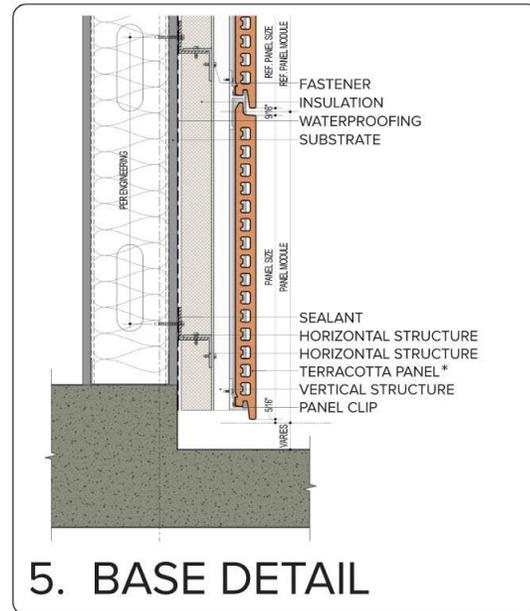
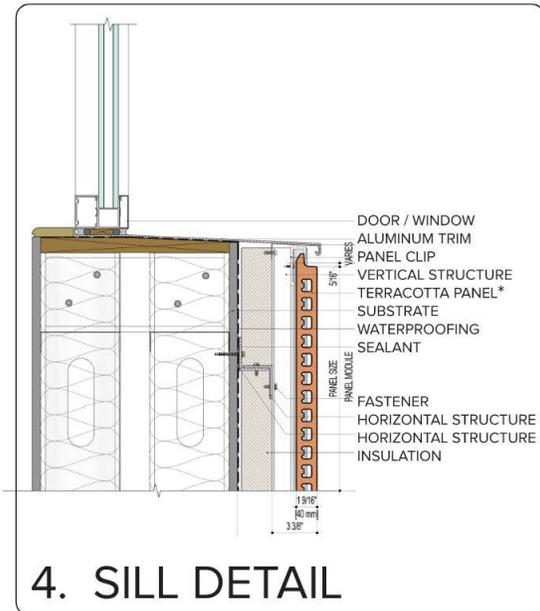
Street Name	Linear Feet (LF)	Require Trees (1/25 LF)	Existing Trees	Proposed Trees	Total
S South Shore Dr.	548	22	4	14	18
E 83rd Street	265	11	7	0	7
S Brandon Ave	259	10	6	1	7
Total		43	17	15	32

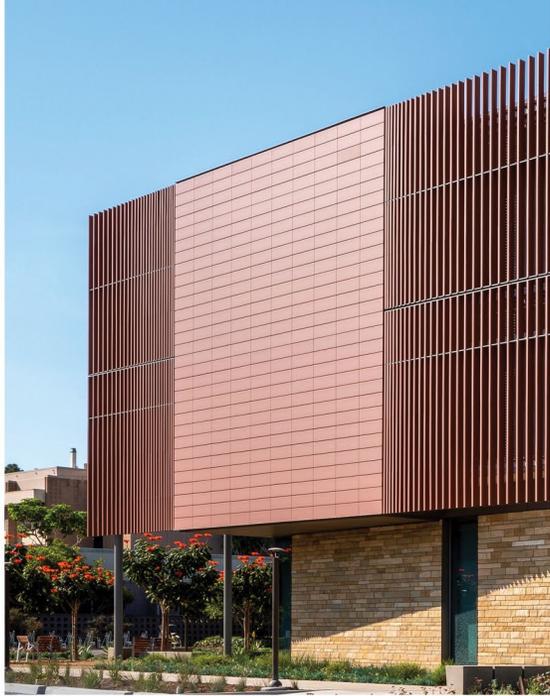
- **THE # OF PROPOSED PARKWAY TREES ARE LESS THAN THE REQUIRED AMOUNT OF TREES DUE TO UTILITIES, STREET LIGHTS, DRIVEWAYS, AND FAR SIDE OFFSET REQUIREMENTS OF THE CHICAGO LANDSCAPE ORDINANCE.**





* TERRACOTTA PANEL OR SIMILAR MATERIALS





TERRACOTTA RAIN SCREEN FAÇADE OR SIMILAR MATERIAL

- LOW MAINTENANCE
- SUSTAINABLE
- COLOR AND TEXTURE RESPOND TO CONTEXT